



February 28, 2019

Ray Eubanks, Plan Processing Administrator  
State Land Planning Agency  
Florida Department of Economic Opportunity  
Caldwell Building  
107 East Madison, MSC 160  
Tallahassee, FL 32399

Dear Mr. Eubanks:

On February 26, 2019, the Broward County Board of County Commissioners held a public hearing in accordance with Chapter 163, Florida Statutes, and voted to transmit two (2) amendments to the Broward County Comprehensive Plan (BCCP). The amendments are to the Broward County Land Use Plan map (PC 19-2) and the Broward County Land Use Plan text (PCT 19-5). The transmittal resolutions for the proposed amendments are included with the staff reports. The amendments are proposed for adoption by the County Commission no later than August 2019.

In accordance with the Florida Administrative Code, three copies of the support documentation for the BCCP amendments are enclosed (one hard copy and two digital copies). By copy of this letter, the proposed amendments, including applicable support documents, were also sent to the South Florida Regional Planning Council, the Florida Department of Transportation - District Four, the South Florida Water Management District, the Florida Department of Environmental Protection, the Florida Department of State, the Florida Fish and Wildlife Conservation Commission, the Florida Department of Agriculture and Consumer Services and the Florida Department of Education.

The proposed amendments are not located within an Area of Critical State Concern and are not proposed for adoption under a joint planning agreement pursuant to Chapter 163, Florida Statutes.

Consistent with the Broward County Planning Council procedures, the City of Oakland Park has requested that the Broward County Board of County Commissioners concurrently transmit the corresponding amendment to its municipal future land use element, which is also included (one hard copy and two digital copies). Questions regarding the amendment to the municipal future land use element should be directed to the municipality.

We appreciate the continued assistance and cooperation of the Division of Community Planning & Development in the development and refinement of the Broward County Comprehensive Plan. Please contact me or Deanne Von Stetina, AICP, Assistant Executive Director for the Planning Council, if you have any questions or require additional information.

**Ray Eubanks**  
**February 28, 2019**  
**Page Two**

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:DDV

Enclosures

cc/enc: Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council  
Stacy L. Miller-Novello, PE, Director, Transportation Development, Florida Department  
of Transportation, District IV  
Terry Manning, AICP, Planning & Policy Analyst, South Florida Water Management  
District  
Plan Review, Office of Intergovernmental Programs, Florida Department of  
Environmental Protection  
Deena Woodward, Historic Preservation Planner, Florida Department of State  
Scott Sanders, Conservation Planning Services, Florida Fish & Wildlife Conservation  
Commission  
Comprehensive Plan Review, Office of Policy & Budget, Florida Department of  
Agriculture and Consumer Services  
Tracy D. Suber, Educational Consultant-Growth Management Liaison, Florida  
Department of Education

cc: Bertha Henry, Broward County Administrator  
Maite Azcoitia, Broward County Deputy County Attorney  
Josie P. Sesodia, AICP, Director, Broward County Planning and Development  
Management Division  
Jennifer Frastai, Director, Oakland Park Engineering & Community Development  
Department



# PUBLIC HEARING BROWARD COUNTY COMPREHENSIVE PLAN NOTICE OF CHANGE OF LAND USE

Broward County proposes amendments to the Broward County Comprehensive Plan, which includes the Broward County Land Use Plan. The amendments propose a change to the use of land within the areas as described below and shown on the map in this advertisement. The Broward County Board of County Commissioners will hold a public hearing on the proposed amendments on Tuesday, February 26, 2019, at 10:00 A.M. in Room 422, Governmental Center Building, 115 South Andrews Avenue, Fort Lauderdale, to consider adoption of Item 1, and transmittal of Items 2 and 3 to designated State agencies for review, per Chapter 163, Florida Statutes, as amended.

At the public hearing, any citizen, property owner, public official or local government representative shall be entitled to be heard for or against the subject of the public hearing, in person or by letter addressed to the County Commission. Time allotted to speakers, other than staff, members of the Commission and applicants for amendments, may be limited by the Mayor for each public hearing agenda item to allow maximum participation by the public at large. Potential speakers shall be prohibited from assigning allotted time, unless specifically authorized to do so by the Commission. All potential speakers, excluding staff, members of the Commission and applicants for amendments, shall be required to sign in on the requisite sign in sheet as to each public hearing agenda item. Strict order and decorum shall be preserved. The Mayor shall limit repetitive debate. If due to a disability, you require auxiliary aids, accommodations, or alternative formats of materials to participate in a public hearing or meeting, please contact the Public Communications Office at 954.357.6990 (V), or 954.357.6158 (TTY). Please make accommodation requests at least three (3) days in advance.

Information on the amendments is presented below. For additional information contact the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, Florida 33301, Phone: 954-357-6695.

## PUBLIC HEARING AGENDA BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS BROWARD COUNTY COMPREHENSIVE PLAN FEBRUARY 26, 2019 - 10:00 A.M.

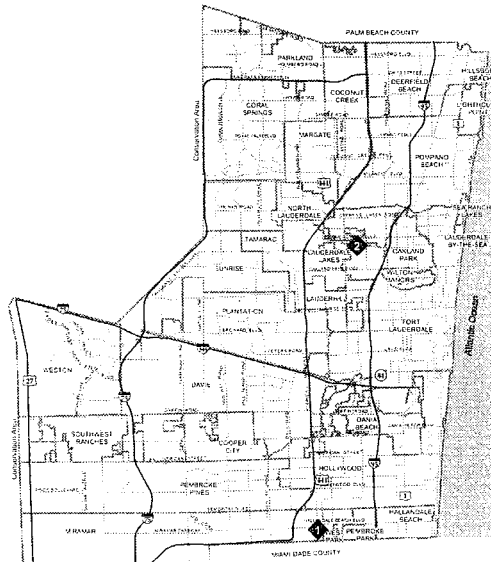
**ADOPTION:**

~~ITEM 1 **AMENDMENT PCT 19-3**  
Amendment to the Broward County Land Use Plan text to reduce 500,000 square feet of office use and revise the dwelling unit types within the "Miramar Activity Center II," generally located east of Southwest 66 Avenue and bound on the north by Pembroke Road, on the east by State Road 7/U.S. 441, and on the south by County Line Road.~~

**TRANSMITTAL:**

ITEM 2 **AMENDMENT PC 19-2**  
Amendment to the Broward County Land Use Plan – City of Oakland Park  
From 132.7 acres of Recreation and Open Space, 6.0 acres of Low-Medium (10) Residential and 2.0 acres of Low (5) Residential to Irregular (2.88) Residential  
Approximately 140.7 acres; generally located on the west side of Northwest 21 Avenue, between Commercial Boulevard and Prospect Road.

ITEM 3 **AMENDMENT PCT 19-5**  
Amendment to the Broward County Land Use Plan text regarding accessory dwelling units.



◆ MAP AMENDMENT LOCATION

PLEASE BE ADVISED that if a person decides to appeal any decision made by the Broward County Board of County Commissioners a record of the proceedings shall be necessary and the appealing party will need to ensure that a verbatim transcript of the proceeding be made. This notice is given pursuant to Section 286.0105, Florida Statutes.

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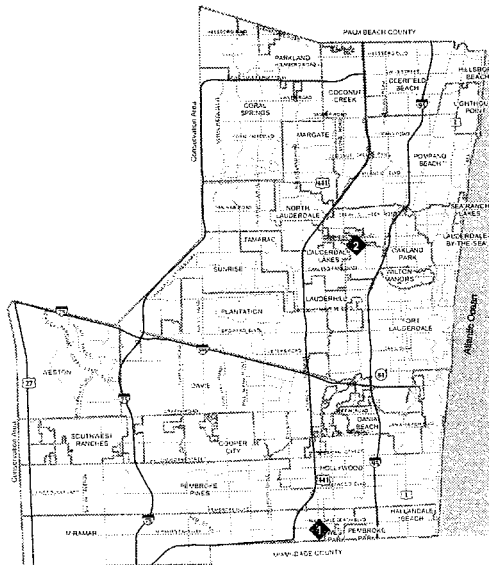
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**SUN SENTINEL**

Published Daily

Fort Lauderdale, Broward County, Florida

Boca Raton, Palm Beach County, Florida

Miami, Miami-Dade County, Florida

STATE OF FLORIDA

COUNTY OF BROWARD/PALM BEACH/MIAMI-DADE

Before the undersigned authority personally appeared

MARK KUZNITZ who on oath says that he/she is a

duly authorized representative of the Classified

Department of the Sun-Sentinel, daily newspaper

published in Broward/Palm Beach/Miami-Dade County,

Florida, that the attached copy of advertisement, being,

a NOTICE OF PUBLIC HEARING in the Matter of

THE BROWARD COUNTY PLANNING COUNCIL –

COMPREHENSIVE PLAN AND NOTICE OF CHANGE OF

LAND USE appeared in the paper on FEBRUARY 18,

2019 AD# 6141926 affiant further says that the said Sun-

Sentinel Said newspaper has heretofore been

continuously published in said Broward/Palm

Beach/Miami-Dade County, Florida, each day, and has

entered as second class matter at the post office in Fort

Lauderdale, in said Broward County, Florida, for a

period of one year next preceding the first publication of

the attached copy of she has neither paid, nor promised

any person, firm or corporation any discount, rebate,

commission or refund for the purpose of securing this

advertisement for publication in said newspaper.

*Mark Kuznitz*  
\_\_\_\_\_  
Mark Kuznitz, Affiant

Sworn to and subscribed before me on

FEBRUARY 19, 2019 A.D.

*[Signature]*  
\_\_\_\_\_  
(Signature of Notary Public)

(Name of Notary typed, printed or stamped)

Personally Known  or Produced

Identification

ASHLEY MEDICAL  
Notary Public  
Commission # 031903  
My Commission Expires  
April 17, 2020

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**AMENDMENTS TO THE  
BROWARD COUNTY COMPREHENSIVE PLAN  
PC 19-2 AND PCT 19-5  
TRANSMITTAL  
“Expedited State Review Process”**

**FEBRUARY 26, 2019**

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## EXPLANATION OF TRANSPORTATION TERMINOLOGY

Year 2040:	Long Range Regional Transportation Network
I.T.E.:	Institute of Transportation Engineers Trip Generation Manual
Capacity:	Capacity at Level of Service D in thousands of vehicles at p.m. peak hour
P.M. Peak Hour:	Traffic in thousands of vehicles per peak hour (i.e. one hour measured between 4:00 and 6:00 p.m.)
Annual Average Daily Traffic (A.A.D.T.):	The volume passing a point or segment of a roadway in both directions for one year divided by the number of days in the year. <sup>1</sup>
Significance Threshold:	Corresponding to additional p.m. peak hour trips at three-percent (3%) or more of such capacity of a regional transportation link at the long-range planning horizon per BrowardNext - Broward County Land Use Plan Policy 2.14.9.
LOS:	Level of Service <sup>2</sup> (LOS D is a policy of the Broward County Board of County Commissioners)
A	LOS A describes primarily free-flow operations at average travel speeds, usually about 90 percent of the free-flow speed for the given street class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Control delay at signalized intersections is minimal.
B	LOS B describes reasonable unimpeded operations at average travel speeds, usually about 70 percent of the free-flow speed for the street class. The ability to maneuver within the traffic stream is only slightly restricted, and control delays at signalized intersections are not significant.
C	LOS C describes stable operations; however, ability to maneuver and change lanes in midblock locations may be more restricted than at LOS B, and longer queues, adverse signal coordination, or both may contribute to lower average travel speeds of about 50 percent of the free-flow speed for the street class.
D	LOS D borders on a range in which small increases in flow may cause substantial increases in delay and decreases in travel speed. LOS D may be due to adverse signal progression, inappropriate signal timing, high volumes, or a combination of these factors. Average travel speeds are about 40 percent of free-flow speed.
E	LOS E is characterized by significant delays and average travel speeds of 33 percent or less of the free-flow speed. Such operations are caused by a combination of adverse progression, high signal density, high volumes, extensive delays at critical intersections, and inappropriate signal timing.
F	LOS F is characterized by urban street flow at extremely low speeds, typically one-third to one-fourth of the free-flow speed. Intersection congestion is likely at critical signalized locations, with high delays, high volumes, and extensive queuing.

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<sup>1</sup> Definition provided by the Broward Metropolitan Planning Organization.

<sup>2</sup> Highway Capacity Manual. Transportation Research Board: National Research Council, Washington, D.C. 2000, page 10-5.